017.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,100 / 851,100
					USE VALUE:	851,100 / 851,100
					ASSESSED:	851,100 / 851,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUMMINGS JEFF C & JANE F
Owner 2:	
Owner 3:	
Street 1:	119 MARY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CUMMINGS JEFF C/JANE F -
Owner 2:	TRS/CUMMINGS MARY TRUST -
Street 1:	119 MARY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,704 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 2160 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6704.000	354,200		496,900	851,100
Total Card	0.154	354,200		496,900	851,100
Total Parcel	0.154	354,200		496,900	851,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.03 | /Parcel: 394.0

Legal Description

User Acct 12195

GIS Ref

GIS Ref

Insp Date 05/05/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 017.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,000	0	6,704.	496,900	838,900	838,900	Year End Roll	12/18/2019
2019	101	FV	259,700	0	6,704.	528,000	787,700	787,700	Year End Roll	1/3/2019
2018	101	FV	259,700	0	6,704.	385,100	644,800	644,800	Year End Roll	12/20/2017
2017	101	FV	259,700	0	6,704.	335,400	595,100	595,100	Year End Roll	1/3/2017
2016	101	FV	259,700	0	6,704.	285,700	545,400	545,400	Year End	1/4/2016
2015	101	FV	253,400	0	6,704.	279,500	532,900	532,900	Year End Roll	12/11/2014
2014	101	FV	253,400	0	6,704.	229,800	483,200	483,200	Year End Roll	12/16/2013
2013	101	FV	253,400	0	6,704.	218,600	472,000	472,000		12/13/2012

!1467!

PRINT

Date	Time
12/10/20	17:03:22

LAST REV

Date	Time
07/01/20	10:46:53
danam	
1467	

USER DEFINED

Prior Id # 1:	12195
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUMMINGS JEFF C	60798-139		12/21/2012	Convenience	1	No	No		
CUMMINGS JEFF C	49930-444		8/13/2007	Family	1	No	No		
	20011-391		8/1/1989		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2019	912	Redo Kit	90,000	O				reno kitch and bat
9/28/1995	569		43,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2020	Permit Visit	DGM	D Mann
5/5/2009	Measured	372	PATRIOT
9/30/1999	Meas/Inspect	243	PATRIOT
9/1/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6704		Sq. Ft.	Site		0	80.	0.93	1									496,895						496,900	

Total AC/HA: 0.15390 | Total SF/SM: 6704 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 496,895 | Spl Credit | Total: 496,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23942399
Const Adj.:	0.99989998
Adj $ / SQ:	154.912
Other Features:	100258
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435086
Depreciation:	80926
Depreciated Total:	354160

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 3				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

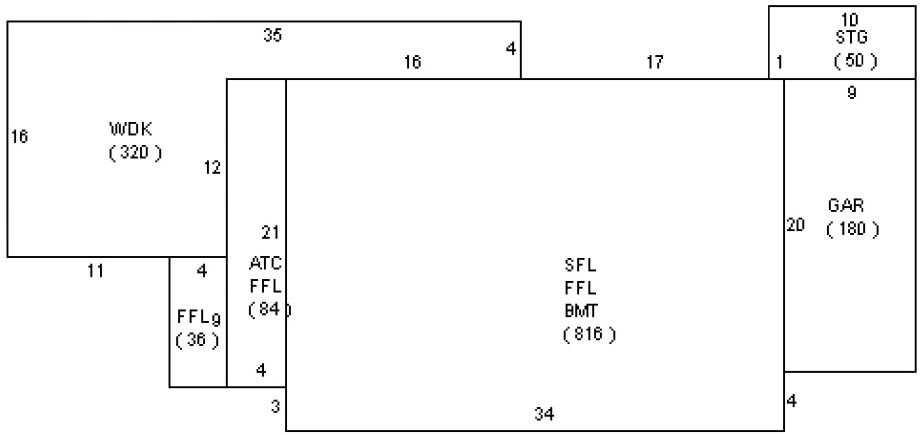
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.91
Special Features:	0	Val/Su Net:	112.55
Final Total:	354200	Val/Su SzAd	198.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	154.910	144,998
BMT	Basement	816	61.580	50,247
SFL	Second Floor	816	154.910	126,409
WDK	Deck	320	9.120	2,920
GAR	Garage	180	28.890	5,199
STG	Storage	50	10.000	500
ATC	Attic	29	154.910	4,554
	Net Sketched Area:	3,147	Total:	334,827
Size Ad	1781.4	Gross Are	3202	FinArea 2160

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

017.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	